101-A Portland Ave, Bergenfield, NJ 07621

FOR MORE INFORMATION, PLEASE CONTACT EXCLUSIVE BROKERS:

Grace Bosede
C: 201.960.6888
D: 862.217.5606
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Urszula Zoltek
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ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

AVAILABLE

FOR LEASE

- End cap - approx. 2,200 SF (former dry cleaner)
- Frontage - 25ft
- Ample parking
- Located in downtown Bergenfield
- Minutes to Route 4, I-80 & Garden State Parkway
- Traffic count on S. Washington Ave: 24,001 VPD
- Zoning B-1 (retail business zone): Click Here for More Info
- Ideal for retail, boutique fitness, medical, professional office, salon, personal service or specialty food uses
- Neighboring national tenants: Dollar Tree, 7-ELEVEN, Sherwin-Williams, Papa Johns, Pizza Hut, Wingstop, Dunkin', McDonald's, Dollar General, Tropical Juice Bar, ALDI, Lidl, Walgreens, Valvoline, Extra Space Storage and many more…

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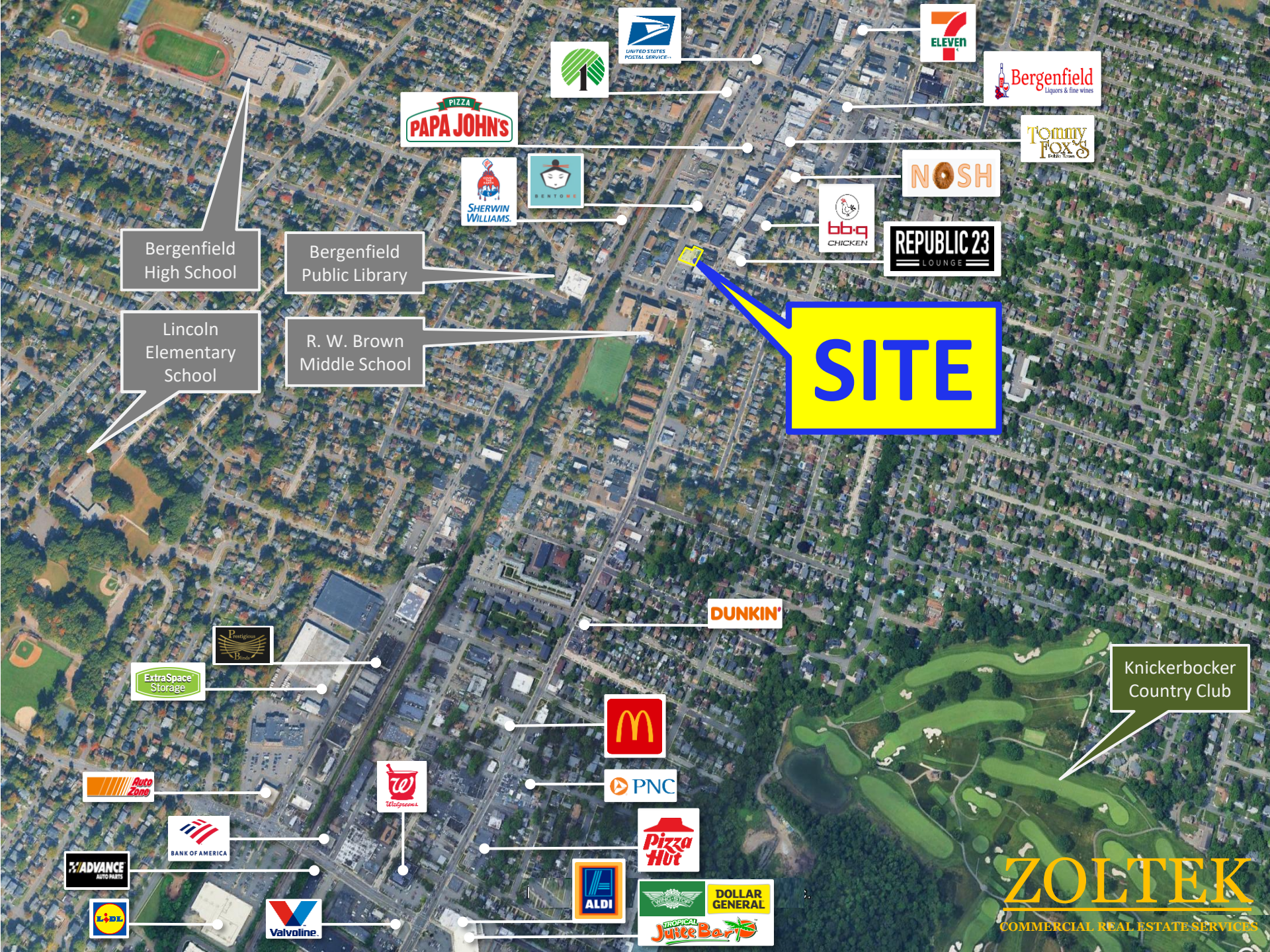
Bergenfield High School
Bergenfield Public Library
Lincoln Elementary School
R. W. Brown Middle School
SITE
Knickerbocker Country Club
PAPA JOHN'S
SHERWIN WILLIAMS
UNITED STATES POSTAL SERVICE
7 ELEVEN
Bergenfield Liquors & fine wines
Tommy Fox's
NOSH
bb.q CHICKEN
REPUBLIC 23 LOUNGE
DUNKIN'
ExtraSpace Storage
AutoZone
BANK OF AMERICA
ADVANCE AUTO PARTS
LIDL
Valvoline
PNC
Pizza Hut
ALDI
DOLLAR GENERAL
TROPICAL JUICE BAR
ZOLTEK
COMMERCIAL REAL ESTATE SERVICES

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	30,365	182,832	393,475
Daytime Population	6,522	63,864	196,332
Households	10,018	62,775	142,621
Median Age	41.6	42.2	43.3
Average HH Income	$138,614	$157,130	$146,452

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